

**EXCLUSIVE**

# FOR SALE: ASTORIA WAREHOUSE W/ PARKING

## 30,000 SF WAREHOUSE WITH INCOME PRODUCING OFFICE

24-30 BROOKLYN-QUEENS EXPY. W | ASTORIA, NY 11377



### FEATURES

**JOIN AMAZON, PUBLIC STORAGE, FEDEX AND NYC TAXI & LIMO COMMISSION!**

- ADJACENT TO B.Q.E
- CORNER LOCATION WITH 3-STREET FRONTAGE
- DOUBLE-GROUND FLOOR WITH DIRECT LOADING
- 15,000 SF PER FLOOR WITH 7,000SF PARKING
  - 2 LOADING DOCKS
  - 1 DRIVE-IN DOOR
  - 14 FOOT CEILINGS
- 10,000 SF INCOME-PRODUCING OFFICE SUITES

### ACCESS:

DIRECTLY OFF : 

ACCESS TO: 

DRIVE TO: B.Q.E / VAN WYCK EXPY. / RFK BRIDGE, QUEENSBORO BRIDGE AND  
DIRECT ACCESS TO **LGA INT'L AIRPORT**

**FOR MORE CONTACT EXCLUSIVE AGENTS:**

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Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.



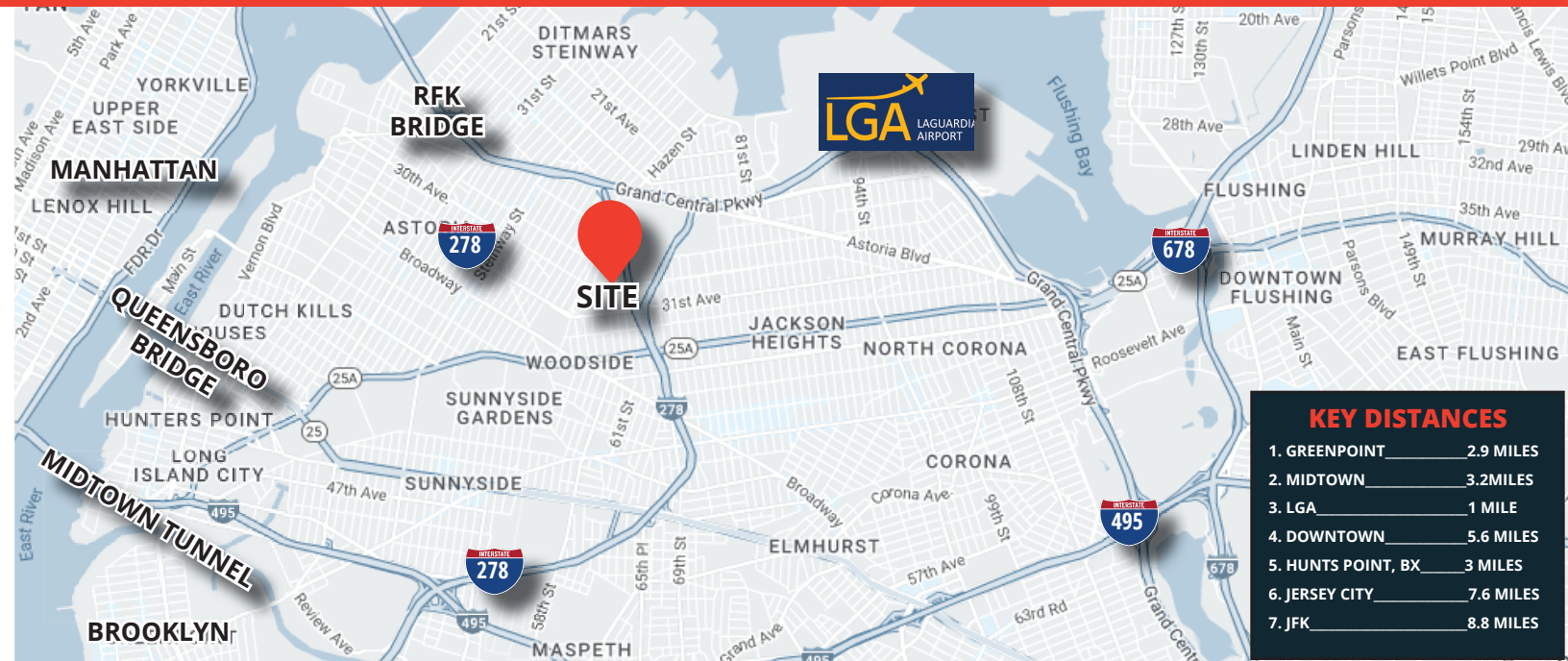
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**MINUTES TO MANHATTAN! ACCESS ALL OF NYC!**



**SECURE PARKING**



**LOWER GROUND FLOOR DRIVE-IN**



**MODERN OFFICE SUITES**



**UPPER GROUND FLOOR DRIVE-IN**



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